

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, July 14, 2022

6:00 p.m.

**\*NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.**

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

**ZOOM Webinar log-in beginning at 5:45 P.M.  
Log-in information for this meeting is posted below.**

When: July 14, 2022 6:00 PM Eastern Time (US and Canada)  
Topic: Board of Adjustment Hearing

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/89126982762?pwd=cTBidEtxcUFYbStuNWlxcnViWVVF2QT09>

Passcode: 393092

**Or One tap mobile:**

US: +13017158592,,89126982762# or +13126266799,,89126982762#

**Or Telephone:**

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248  
7799 or +1 669 900 6833

Webinar ID: 891 2698 2762

## AGENDA

- 1. [2403 Garfield Avenue, Wilmington, DE 19809](#). Area variance:** To maintain a dwelling 10 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor, LLC. NC6.5 Zoning. CD 8. (App 2022-0321-A) TP 06-095.00-573.
- 2. [2 Stoney Run Road, Wilmington, DE 19809](#). Area variance:** To construct an addition 13 feet

from the Stoney Run Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Jennifer & Christian Jeffers. NC6.5 Zoning. CD 8. (App 2022-0267-A) TP 06-124.00-093.

**3. 2378 Brackenville Road, Hockessin, DE 19707. Area variances:** **1.** To maintain a dwelling 18 feet from the Brackenville Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 24 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To construct a deck 13 feet from the rear property line (25-foot setback for decks) see UDC Section 40.04.110. Jaime Cora. NC40 Zoning. CD 9. (App 2022-0385-A) TP 08-009.00-015.

**4. 6 Delmar Street, New Castle, DE 19720. Area variance:** To permit a Residential Institutional Type 1 use of a transitional group home on a 7,840 square foot parcel (10,000 square foot minimum lot size for a Residential Institutional Type 1 use) see UDC Table 40.03.210. Beracah Homes, Inc. NC5 Zoning. CD. 10. (App 2022-0387-A) TP 10-010.30-040.

**5. 2201A Eastburn Avenue, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan:** To construct a dwelling 6 feet from the Ball Road right-of-way on Lot 4 (25-foot street yard setback) see UDC Table 40.04.110.B. The Redevelopment Co. NC5 Zoning. CD 1. (App 2022-0134-A) TP 08-049.40-029.

**6. 2501 Centerville Road, Wilmington, DE 19808. Area variances:** **1.** To maintain 1 additional identification sign (1-wall or ground identification sign permitted) see UDC Table 40.06.060. **2.** To maintain 22 square foot wall identification Sign E (20-square foot maximum sign area) see UDC Table 40.06.060. **3.** To maintain ground identification Sign D 18 feet from the Centerville Road right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. **4.** To permit 2 additional ground identification signs (Signs A & B) (1-wall or ground identification sign permitted) see UDC Table 40.06.060. **5.** To permit 2, 24 square foot ground identification signs (Signs A & B) (20-square foot maximum sign area) see UDC Table 40.06.060. **6.** To permit 2 ground identification signs (Signs A & B) 18 feet from the Centerville Road right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. Tupp Signs, Inc. S Zoning. CD 2. (App 2022-0265-A) TP 07-034.20-041.

**7. 1501 N. DuPont Highway, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the northerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the westerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet from the Bacon Avenue right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To permit a Landscape Surface Ratio (LSR) of 0.14 landscape surface ratio (0.20 minimum LSR required) see UDC Table 40.04.110.A. **6.** To provide 0 loading bays (1 loading bay required) see UDC Section 40.03.510. **7.** To provide 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To provide 0.0 bufferyard opacity along Bacon Avenue right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **9.** To provide 0.0 bufferyard opacity along westerly side lot line (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To provide 0 street tree along the N. DuPont Highway right-of-way (3 street trees required) see UDC Table 40.04.111.C. 1501 North Dupont Highway LLC. CR Zoning. CD 7. (App 2021-0770-A) TP 10-014.00-015. **(continued from February 24, 2022).**

**8. 1501 N. DuPont Highway, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the westerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the Bacon Avenue right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To provide 16 parking spaces (24 parking spaces required) see UDC Table 40.03.522. **5.** To provide 0 loading bays (1 loading bay required) see UDC Section 40.03.510. **6.** To provide 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111.B. **7.** To provide 0.0 bufferyard opacity along Bacon Avenue right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To provide 0.0 bufferyard opacity along westerly side lot line (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **9.** To provide 0 street tree along the N. DuPont Highway right-of-way (3 street trees required) see UDC Table 40.04.111.C. 1501 North Dupont Highway LLC. CR Zoning. CD 7. (App 2022-0316-A) TP 10-014.00-015.

**Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, please call 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing. Information is available in the Department of Land Use, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m., or call 395-5400.**